

Boca Raton
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305 374 5600 tel 305 374 5095 fax

December 9, 2003

Leila M. Jackson Batties
305 755 5806
lbatties@akerman.com

VIA HAND DELIVERY

Mr. Bob Coleman
Miami-Dade County
Dept. of Planning & Zoning
Zoning Hearings Section
111 N.W. First Street, 11th Floor
Miami, FL 33128

202-303
RECEIVED
DEC 09 2003
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY BC

Re: Robert L. Carter, Trustee, et al. (P.H. 02-303) / Revised Plans

Dear Mr. Coleman:

Enclosed please find the revised plans for the above-referenced application, which will be heard on appeal before the Board of County Commissioners on December 18, 2003. It is our intention to request that the Board reverse the decision of the Community Zoning Appeals Board or, in the alternative, request that the application be remanded to Community Council 14. In connection with said request, we will proffer to the Board the revised site plan and a revised declaration of restrictions. Under the revised site plan and declaration of restrictions, the subject property would be developed with 19 single family homes, with a minimum lot size of 25,000 s.f.

Based on the foregoing, we remain hopeful of the Department's favorable consideration of the application. Thank you for your attention to this matter. As always, should you have any questions or concerns, please do not hesitate to contact me.

Very truly yours,


Leila M. Jackson Batties

LMJB/bf
Enclosures

cc: Mr. Dennis McDougale
Mr. Wayne Rosen (w/o enc.)
Mr. Omar Armenteros (w/o enc.)
Ms. Cristina Pires (w/o enc.)

BCE
7-24-03

Akerman Senterfitt
ATTORNEYS AT LAW

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July 9, 2003

Leila M. Jackson Batties
305 755 5806
lbatties@akerman.com

VIA HAND DELIVERY

Ms. Diane O'Quinn Williams
Director
Miami-Dade County
Dept. of Planning & Zoning
111 N.W. First Street, 11th Floor
Miami, FL 33128

RECEIVED
JUL 10 2003
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY BC

Re: Robert L. Carter, Trustee, et al. (P.H. 02-303) / Revised Plans

Dear Ms. O'Quinn Williams:

Enclosed for the Department's review are revised plans for the above-referenced application, which will be heard on appeal before the Board of County Commissioners on July 24, 2003. It is our intention to request that the Board remand the application to Community Council 14. In connection with said request, we will proffer to the Board the revised site plan and a revised declaration of restrictions.

The original site plan and declaration provided for 22 single family homes, with a minimum lot size of 12,500.00 s.f., and a 3.5± acre charter school site. Under the revised site plan and declaration of restrictions, the subject property would be developed with 28 single family homes, with a minimum lot size of 15,000 s.f.; a charter school site is not proposed.

Ms. Diane O'Quinn Williams

July 9, 2003

Page 2

Based on the foregoing, we remain hopeful of the Department's favorable consideration of the application. Thank you for your attention to this matter. As always, should you have any questions or concerns, please do not hesitate to contact me.

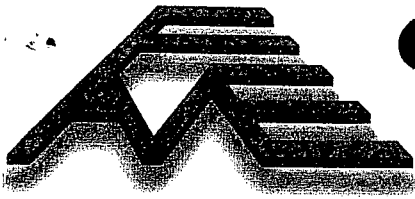
Very truly yours,



Leila M. Jackson Batties

Enclosures

cc: Mr. Dennis McDougale
Mr. Wayne Rosen (w/o enc.)
Mr. Omar Armenteros (w/o enc.)
Ms. Cristina Pires (w/o enc.)
Juan J. Mayol, Jr., Esq. (w/o enc.)



FORD, ARMENTEROS & MANUCY, INC.

April 22, 2003

HAND DELIVERED

Diane O'Quinn Williams, Director
Miami-Dade County Planning and Zoning Department
111 NW 1st Street, 11th Floor
Miami, Florida 33128-1974

Re: Zoning Hearing Application
Robert L. Carter, Trustee and Damaaj International, Inc.
Your File No. **02-303**

Dear Ms. O'Quinn Williams:

Pursuant to Public Works' comments, we have revised the site plan in connection with the above referenced application. Enclosed please find six copies of the referenced Site Plan entitled "Eve Estates First Addition," dated February 28, 2003, last revised April 21, 2003, prepared by Ford, Armenteros & Manucy, Inc. under Project No. 02-201.

Also enclosed is one reduced set (8 1/2" x 11") of the referenced Site Plan and a check for \$912.00 for the payment of the revision fee.

If you have any questions or require additional information, please contact me directly at (305) 477-6472 Extension 222.

Sincerely,

Cris Pires
Development Consultant
For the Firm

Enclosures

cc: Omar Armenteros, P.S.M.; Ford, Armenteros & Manucy, Inc. (w/out encl.)
Leila Batties, Esq.; Akerman Senterfitt (w/encl.)
Bob Coleman; Zoning Hearings Section (w/encl.)
Juan Mayol, Esq.; Akerman Senterfitt (w/out encl.)
Wayne Rosen; Shores Development, Inc. (w/encl.)

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FORD, ARMENTEROS & MANUCY, INC.

April 3, 2003

HAND DELIVERED

Diane O'Quinn Williams, Director
Miami-Dade County Planning and Zoning Department
111 NW 1st Street, 11th Floor
Miami, Florida 33128-1974

RECEIVED
202-303
APR 03 2003

Re: Zoning Hearing Application
Robert L. Carter, Trustee and Damaaj International, Inc.
Your File No. **02-303**

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY Be

Dear Ms. O'Quinn Williams:

Pursuant to Bob Coleman's request, the Site Plan in connection with the application stated above has been revised.

Enclosed please find six regular size copies and one reduced copy (8 1/2" x 11") of the referenced Site Plan entitled "Eve Estates First Addition," dated February 28, 2003, last revised March 26, 2003, prepared by Ford, Armenteros & Manucy, Inc. under Project No. 02-201.

Please note that the proposed covenant was also revised to reflect the revision date of the Site Plan, a copy of the same is also enclosed herein for your review and approval.

If you have any questions or require additional information, please contact me directly at (305) 477-6472 Extension 222.

Sincerely,

Cris Pires
Development Consultant
For the Firm

Enclosures

cc: Bob Coleman; Zoning Hearing Section (w/encl.)
Juan Mayol, Esq.; Akerman Senterfit (w/encl.)
Wayne Rosen; Shores Development, Inc. (w/encl.)
Omar Armenteros, P.S.M.; Ford, Armenteros & Manucy, Inc. (w/out encl.)
Jose Milan, Chief Development Consultant; Ford, Armenteros & Manucy, Inc. (w/out encl.)

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FORD, ARMENTEROS & MANUCY, INC.

March 18, 2003

HAND DELIVERED

Diane O'Quinn Williams, Director
Miami-Dade County Planning and Zoning Department
111 NW 1st Street, 11th Floor
Miami, Florida 33128-1974

RECEIVED
202-303
MAR 18 2003

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY BC

Re: Second Amendment to Zoning Hearing Application
Robert L. Carter, Trustee and Damaaj International, Inc.
Your File No. **02-303**

Dear Ms. O'Quinn Williams:

This firm represents Robert L. Carter, Trustee and Damaaj International, Inc. (the "Applicants") in the above referenced application.

We are hereby requesting to amend the above referenced application to include a site plan for the subject property along with the previously requested District Boundary Change to EU-M. The site plan has been designed to EU-M standards with Severable Use Right (S.U.R.) bonuses permitting a total of 23 lots for the subject property with minimum lot frontages of 100 feet and minimum lot area of 12,500 s.f. Based upon a Maximum Density Plan (included as a part of this application) designed to standard EU-M requirements (120 feet of lot frontage, 15,000 s.f. of minimum lot area), a total of 20 lots could be developed. Therefore, the total number of S.U.R.'s required for approval of the requested site plan is three (3).

The referenced amendment is also being requested to include a 3.5-acre future Charter School site to be included in the rezoning, which will be processed for approval at a later date. As an inducement for acceptance and approval of this application, the applicants are proffering a covenant in which they agree to reserve the 3.5-acre site for the construction and operation of the referenced Charter School.

Diane O'Quinn Williams, Director
Miami-Dade County
Planning and Zoning Department
March 18, 2003
Page 2


The requested site plan shall create lots and permit constructions of homes similar to those already existing in the area.

Enclosed please find six copies of the Site Plan entitled "Eve Estates First Addition," dated February 28, 2003, prepared by Ford, Armenteros & Manucy, Inc. under Project No. 02-201 and a draft of the proposed covenant for your review.

Based on the foregoing, we respectfully request your department's favorable review and recommendation of this amended application.

If you have any questions or require additional information, please contact me directly at (305) 477-6472 Extension 238.

Sincerely,



Jose Milan
Project Manager
For the Firm
ext 238

Enclosures

cc: Robert Coleman, Zoning Hearing Processor (*w/encl.*)
Miami-Dade County Planning and Zoning Department



FORD, ARMENTEROS & MANUCY, INC.

February 25, 2003

HAND DELIVERED

Diane O'Quinn Williams, Director
Miami-Dade County Planning and Zoning Department
111 NW 1st Street, 11th Floor
Miami, Florida 33128-1974

RECEIVED
FEB 25 2003

Re: Request to Amend Zoning Hearing Application
Robert L. Carter, Trustee and Damaaj International, Inc.
Your File No. **02-303**

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____

Dear Ms. O'Quinn Williams:

This firm represents Robert L. Carter, Trustee and Damaaj International, Inc. (the "Applicants") in the above referenced application.

The original application requested a District Boundary Change (DBC) from Agricultural (AU) to Single-Family Residential (RU-1). However, as per your staff's recommendation, we are now requesting to amend the referenced application to request a DBC from AU to EU-M (Estates Mod. 1 Family).

If you have any questions, please contact Mr. Jose Milan, Chief Development Consultant in this office, or myself at (305) 477-6472.

Sincerely,


Cris Pires
Development Consultant
For the Firm

Enclosure

cc: Jose R. Milan, Chief Development Consultant
Ford, Armenteros & Manucy, Inc.

Robert Coleman, Zoning Hearing Processor
Miami-Dade County Planning and Zoning Department

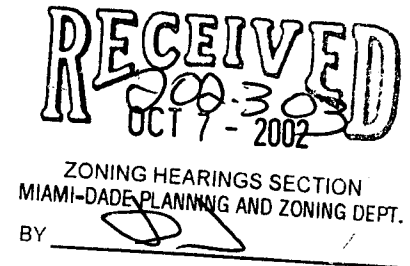
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FORD, ARMENTEROS & MANUCY, INC.

October 7, 2002

Ms. Diane O'Quinn Williams, Director
Miami-Dade County Planning and Zoning Department
111 NW 1st Street, 11th Floor
Miami, Florida 33128-1974



Re: Application For Zoning Public Hearing of
Robert L. Carter, Trustee and Damaaj International, Inc.

Dear Ms. O'Quinn Williams:

Ob behalf of the property owners, Robert L. Carter, Trustee and Damaaj International, Inc, (the "Applicants"), we are hereby requesting a District Boundary Change ("DBC") from Agricultural (AU) to RU-1 (Single-Family Residential) on their 13.10 acre of property located SW 288th Street (Biscayne Drive) and the Canal C-103 right-of-way and between SW 164th Street and SW 167th Avenue.

The requested DBC to RU-1 is consistent with the requirement sof the Miami-Dade county Comprehensive Development Master Plan an is also consistent with the existing zoning categories in the area. The surrounding area is developed with existing single-family residences and, as such, the requested DBC to RU-I would be compatible. Additionally, approval of the RU-1 district would have no adverse impact on the surrounding properties and allow for the construction of several new homes which will to the economic and social base in the Homestead/South Dade area.

Based on the foregoing, we respectfully request you favorable review and recommendation of the application.

Sincerely,

Jose R. Milan
Chief Development Consultant
For The Firm